



PLANNING COMMISSION AGENDA

JUNE 18, 2020
9:00 AM

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

We thank you for your understanding during this difficult time, and thank you for your continued interest.

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

5. **Consent Calendar.**

None.

6. **Regular Calendar**

- 6a. **CASE#:** U_2018-0028

DATE FILED: 12/4/2018

OWNER: WILLIAM M & TONA E MOORES

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP LLC/JARED KEARSLEY

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 130 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a 20kW generator with a 92 gallon storage tank and assorted equipment cabinets. Associated improvements include establishment of access to the site via a gravel and partially asphalt paved



road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone, 3.2± miles north of the community of Manchester, 1.4± miles south of the intersection of Alder Creek Beach Road (CR 515) and State Route 1 (SR 1), and located 0.8± miles east of SR 1, located at 16045 S Highway 1 (APN: 132-210-41).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

6b. CASE#: UM_2019-0004 (previously numbered as U_2019-0028)

DATE FILED: 11/8/2019

OWNER: NORTHERN CALIFORNIA PRESBYTERIAN HOME & SERVICES

APPLICANT: SEQUOIA LIVING, DAVID LATINA

AGENT: AMY WYNN, WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Modification of Use Permit (U 3-72) to convert an existing 24-bed Assisted Living Facility into 17 residential units ranging in size from 500 to 800 square feet per Mendocino County Code § 20.204.035(B).

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Negative Declaration

LOCATION: 2.3 ± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with SR 1, located at 43300 Little River Airport Rd., Little River (APN: 121-330-13).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

10. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.mendocinocounty.org/pbs>